

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 2, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	92-DR-2005 Big O Tire Store		
LOCATION	7630 E. McDowell Road		
REQUEST	Request approval of site plan and elevations for a tire store.		
OWNER	Michelle Gruender 480-947-7229	ENGINEER	N/A
ARCHITECT/ DESIGNER	Architectural Team Three 480-968-6282	APPLICANT/ COORDINATOR	Bill Hunse Architectural Team Three 480-968-6282

BACKGROUND

Zoning.

The subject parcel is zoned General Commercial (C-4). The C-4 zoning category allows for the most intense commercial activities in the City, including auto repair, manufacturing, etc. The district also allows business and professional service / retail uses as well.

Context.

The site is located east of the intersection of Miller and McDowell Roads, on the northern side of McDowell Road. There is currently a Jiffy Lube oil change facility to the west of the subject parcel, directly adjacent to Miller Road.

Adjacent Uses:

- North: Multi-family residential housing in the Townhouse Residential (R-4) district.
- South: Commercial activities in a Highway Commercial (C-3) district.
- East: Indian Bend Wash in the Open Space (O-S) zone.
- West: An existing Jiffy Lube oil change facility in a Highway Commercial (C-3) district.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant is requesting approval of a site plan and elevations for a proposed new development of a Big O tire store northeast of the intersection of Miller and McDowell Roads. The applicant is proposing to demolish the existing service station structure and redevelop the site into the proposed tire store.

Development Information:

- Existing Use: Service Station (Vacant)
- Proposed Use: Automobile Tire Store
- Parcel Size: 17,468 Square Feet

- Building Size: 5,834 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 23 Feet
- Parking Required: 24
- Parking Provided: 25
- Open Space Required: 6,768 Square Feet
- Open Space Provided: 8,458 Square Feet
- FAR Max: 0.8
- FAR Proposed: 0.33

DISCUSSION

The applicant is proposing to demolish and redevelop the subject parcel. The site is directly adjacent to the Indian Bend wash to the east. The proposed use will be an automobile tire store. Access will be provided directly from McDowell Road onto the site, with cross access to the parcel to the west (adjacent to Miller Road).

Key Issues**Noise**

Staff received some feedback from the neighbors to the north of the subject business regarding the proposed use at this location. Staff explained that the zoning for this parcel is C-4, which is the City's most intense commercial designation. The primary concern for the neighborhood was noise and potential mitigation. As mitigation for the potential impacts associated with the proposed use, the bays for the automobiles will face east/west, and staff has added a stipulation which requires the construction of an 8 foot tall sound wall which will have landscape planted on the interior of the wall to help screen the wall toward the subject business.

Architecture, Building Materials & Colors

The building is proposed to be rectangular in shape, with overhead coil doors for the entry bays. There is some articulation in the roof screening traveling to the east, away from Scottsdale Road. The skin of the building is proposed to have an aluminum metal storefront on the southern elevation facing McDowell Road, with a red metal overhang to provide some shade. The building is proposed to be wrapped in a split face CMU block for approximately 3 feet on each elevation with a capstone to provide a wainscot. Above this, the skin of the building will be a scored stucco façade, with a block capstone wrapping around the building at the top. The paint palette (All Sherwin Williams paints) will include earth tone beige colors, with a darker "Bison Beige" on the CMU block at the bottom of the structure, a lighter "Trail Dust" color on the majority of the façade, with a very dark "Black Bay" for the cap at the top of the structure.

McDowell Road Streetscape Improvements

The City's Transportation Department is undertaking a major project to reconstruct and improve the McDowell Road corridor. Corridor improvements include: adding additional landscaping, reconstructing medians in some locations, and adding decorative elements within the right of way. The applicant has been stipulated to construct and improve their frontage to be in conformance with this streetscape program.

OTHER BOARDS AND COMMISSIONS	None. The Development Review Board's action is final on this matter unless a timely appeal is filed with the City Clerk of the City of Scottsdale.
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.
STAFF CONTACT(S)	Mac Cummins, AICP Principal Planner Phone: 480-312-7059 E-mail: mcummins@ScottsdaleAZ.gov
APPROVED BY	<hr/> <p>Mac Cummins, AICP Report Author</p> <hr/> <p>Lusia Galav, AICP Current Planning Director Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov</p>
ATTACHMENTS	<ol style="list-style-type: none"> 1. Applicant's Narrative 2. Context Aerial 2A. Aerial Close-Up 3. Zoning Map 4. Site Plan 5. Landscape Plan 6. Elevations 7. Correspondence A. Fire Ordinance Requirements B. Stipulations/Zoning Ordinance Requirements

architectural team three

621 s fortyeighth street suite 101
480.968.6282

architecture planning programming project management
tempe arizona usa 85281-2325 fax 480.968.5434
archteam3@aol.com

TBA Services Pre-Application Questionnaire Project Narrative 23 May 2005

This proposed project is on the NEC of Miller and McDowell Roads. The site consites of two adjacent lots with several cross access easements assuring full movement around the site. Presently the site is occupied by a Jiffy Lube to the west and a vacant former gasoline station on the interior or eastern lot.

The property is under one ownership and will remain so upon completion of the pending sale.

The buyers, already in the tire business in Scottsdale, desire to remove the vacant gas operation and build a new ground up full service tire store. The Jiffy Lube will remain in operation in the same location.

All three existing drives serving the property will remain, though some modifications are anticipated. On site circulation will remain fundamentally unchanged with the proposed tire facility occupying the footprint of the vacant gasoline facility.

We anticipate on site drainage to be unchanged from the historical conditions and will comply with all city requirements.

The new tire store will be 5,013 square feet of masonry construction at 21'4" and 22'8" high. The bay doors are oriented east and west or perpendicular to the street. There is a sales and showroom in the front of the facility with all service work proposed inside the building to the rear. There is an enclosed used tire storage area, secured, with weekly or more frequent pickups as required.

The architecture of the new building consists of a mixture of split face accent block wainscots and accent bands. The block will be painted a light gray and white and the parapet will have painted color accent bands.

Minor reconfiguration of the site is anticipated in order to provide required onsite parking. This proposal brings the total parking on site to 28 spaces with two required ADA spaces strategically located for each business. We believe this parking count is adequate ($3 / \text{bay} \times 6 = 18$ plus $1 / 250 \times \text{the sales area} = 2$, total 20, plus the historical spaces, 6, at the Jiffy Lube, total 26 for the site as required with 28 provided) and will serve the site and the customers quite well.

The immediate area on McDowell is a mixed use of commercial services well suited to the proposed use and is fully compatible with the present zoning and business activity in the area. No adverse impact is anticipated. The new tire facility, combined with the proposed site upgrades will be a very welcome addition to the area and will remove the long abandoned gas facility with is associated visual blight and problems associated with vacant properties.





Q.S.
13-46

G.I.S. ORTHOPHOTO 2003

Big O Tire Store

92-DR-2005

ATTACHMENT #2



Big O Tire Store

92-DR-2005

ATTACHMENT #2A

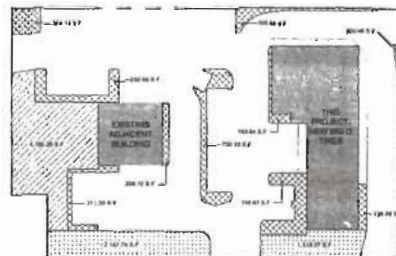


92-DR-2005

ATTACHMENT #3

I

SITE PLAN WORKSHEET



OWNER
 A.M. SCOTTDALE TIRE
 1001 N. 10TH ST.
 SCOTTDALE, AZ 85067
 (602) 944-1100

ARCHITECT
 ARCHITECTURAL TEAM THREE
 1001 N. 10TH ST.
 SCOTTDALE, AZ 85067
 (602) 944-1100

SITE PLAN NOTES
 1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTDALE ZONING ORDINANCE.
 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

OWNER	PROJECT DATA
A.M. SCOTTDALE TIRE 1001 N. 10TH ST. SCOTTDALE, AZ 85067 (602) 944-1100	SITE AREA: 10.00 AC TOTAL LOT AREA: 10.00 AC TOTAL LOT AREA: 10.00 AC TOTAL LOT AREA: 10.00 AC

ARCHITECT	PROJECT DATA
ARCHITECTURAL TEAM THREE 1001 N. 10TH ST. SCOTTDALE, AZ 85067 (602) 944-1100	PROJECT AREA: 10.00 AC TOTAL LOT AREA: 10.00 AC TOTAL LOT AREA: 10.00 AC TOTAL LOT AREA: 10.00 AC

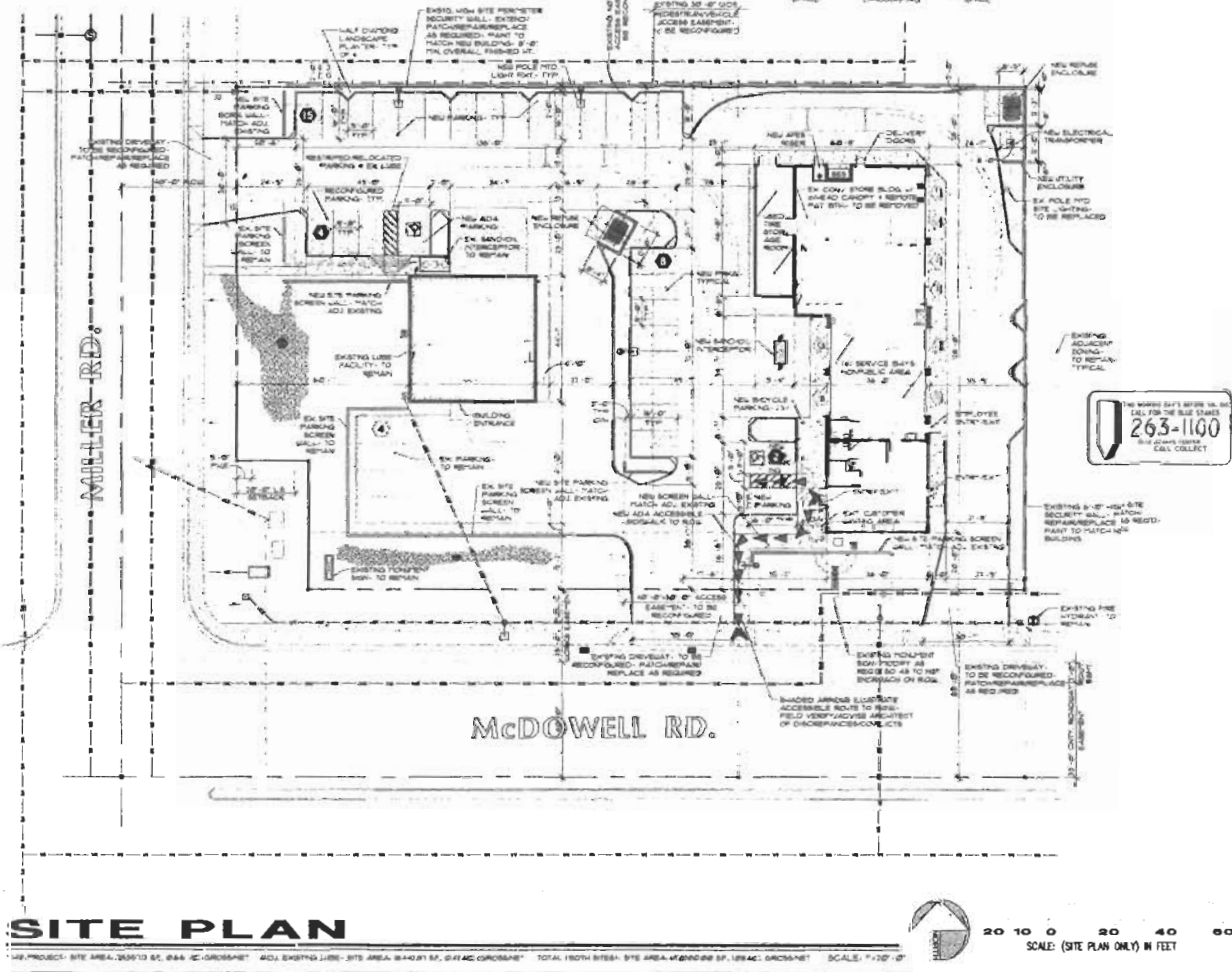
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MATERIALS
CONCRETE EXISTING CONCRETE EXISTING CONCRETE

VICINITY MAP

APPROVALS
APPROVALS

LINE WEIGHT/TYPE
EXISTING ADJACENT PROPERTY LINE EXISTING ADJACENT PROPERTY LINE EXISTING ADJACENT PROPERTY LINE



SITE PLAN

1. PROJECT: SITE AREA: 10.00 AC (264,000 S.F.) 2. EXISTING LOT: SITE AREA: 10.00 AC (264,000 S.F.) 3. EXISTING LOT: SITE AREA: 10.00 AC (264,000 S.F.) 4. EXISTING LOT: SITE AREA: 10.00 AC (264,000 S.F.)

at³

7630 E McDOWELL RD
SCOTTSDALE, AZ

92-DR-2005
12/27/2005

NOTE
ALL EXTERIOR SIGNS REQUIRE A SEPARATE
SIGN PERMIT AND COMPATIBILITY WITH
BUILDING ARCHITECTURE
A COMPREHENSIVE APPROVED SIGN PACKAGE
IS REQUIRED PRIOR TO ISSUANCE OF ANY SIGN
PERMITS.

[illegible]

VICINITY MAP



ALL SITE IMPROVEMENTS INCLUDING
LANDSCAPE AND SITE CLEANUP MUST
BE COMPLETED PRIOR TO CERTIFICATE
OF OCCUPANCY FOR ANY BUILDING
WITHIN A PHASE.

NOTE:
FROM SOURCE DEEMED RELIABLE.
THERE ARE NO OVERHEAD POWER
LINES THAT HEIGHT OF MATURE TREES
UNDER EXISTING POWER LINES IS TO
BE 20-40' FIELD VERIFY THE ABSENCE
OF OVERHEAD POWER LINES. NOTIFY
ARCHITECT ASAP OF DISCREPANCIES.

PROVIDE COMPLETE AUTOMATIC UNDERGROUND IRRIGATION SYSTEM (DIRT) - PROVIDE CONTROLS ALLOWING FOR SEASONAL ADJUSTMENT SEE SHEET L5 OF 5

LANDSCAPE SCHEDULE

PROVIDED AS A CONVENIENCE ONLY. * PLANT PER LANDSCAPE PLAN LOCATION

ITEM	BOTANICAL NAME Common name	SIZE	QTY.	SYM.	MATURE SZ H W	REMARKS
T-1	SCAEPHOPHYLLUM green shrub	9 GAL 14" BCH	6		5 5	
T-2	SCAEPHOPHYLLUM water hyacinth	9 GAL 14" BCH	3		10 10	
T-3	HALC. BRUNSCHEIDTII FALC. VENCE water hyacinth	9 GAL 14" BCH	4		5 25	
T-4	CYLLIN. RESOLUT orchid plant	9 GAL 14" BCH	4		10 10	
S-1	SPHODROPSYLLUM water hyacinth	9 GAL	4		3 3	(1)
S-2	SPHODROPSYLLUM water hyacinth	9 GAL	4		3 4	(2)
S-3	SPHODROPSYLLUM water hyacinth	9 GAL	12		3 3	(3)
S-4	SPHODROPSYLLUM water hyacinth	9 GAL	3		3 3	(4)
S-5	SPHODROPSYLLUM water hyacinth	9 GAL	4		3 3	(5)
S-6	SPHODROPSYLLUM water hyacinth	9 GAL	4		3 3	(6)
S-7	SPHODROPSYLLUM water hyacinth	9 GAL	12		3 4	(7)
S-8	SPHODROPSYLLUM water hyacinth	9 GAL	4		3 4	(8)
GC-1	SPHODROPSYLLUM water hyacinth	9 GAL SCREEN	4		3 3	
GC-2	SPHODROPSYLLUM water hyacinth	9 GAL SCREEN	4		3 3	
XCC	SPHODROPSYLLUM water hyacinth	9 GAL SCREEN	4		3 3	

GENERAL LANDSCAPING NOTES

[illegible]

APPROVAL STAMPS

CONCEPTUAL LANDSCAPE PLAN

ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGNER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, AND BE ALLOWED THREE WORKING DAYS TO REVISE AND/OR CORRECT SAME. THE DESIGNER ASSUMES NO LIABILITY FOR FIELD CORRECTIONS OR INTERPRETATION OR FOR CONSTRUCTION FAULTS RESULTING FROM SAME.

Two minutes (or 3 before the 11)
CALL FOR THE BLUE STORMS
263-1100
BLUE STORMS CENTER
CALL COLLECT

SCALE: (SITE PLAN ONLY) IN FEET

SCA 11-70-0

ATTACHMENT #5

100 TIRES
 7630 E McDOWELL RD
 SCOTTSDALE, AZ 85251
 (480) 988-9282
 FAX 988-5434
 architectural team three
 1211 avenue terra-cotta, suite 100
 denver, colorado 80202

92-DR-2005
12/27/2005

Patricia LaCorte
1619 N. Miller Rd.
Scottsdale, AZ 85257

January 20, 2006

Mac Cummins
Planning and Development Services
City of Scottsdale
7447 E. Indian School Rd. St. 105
Scottsdale, AZ 85251

Dear Mr. Cummins:

I am writing to express my concerns regarding the approval of the Big O Tire Store for the site location of 7630 E. McDowell Road. I reside right behind this location in the Villa Eldorado Condominiums. There is already a Jiffy Lube on the corner and the noise from this business is horrendous. The machinery that is used is very loud. The employees often gather in the back of the building (just across from my patio) and play booming music in their parked cars and carry on loud conversations. On one occasion I actually had to go outside and request that they turn the music down. I understand that this is an established business and I can only hope that it will someday relocate. However, I would like the city to know of my strong objections to placing another automotive repair store right next door to the Jiffy Lube. Both businesses will be performing tire rotations and oil changes using loud equipment right in front of residences. Please consider my opinion when making the final decision regarding this site plan.

Thank you,

A handwritten signature in cursive script that reads "Patricia LaCorte". The signature is written in black ink and is positioned above the printed name.

Patricia LaCorte

Big O Tires
7630 E. McDowell
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF exist AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord-2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Big O Tire Store Case 92-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location and configuration of all site improvements, *as well as parcel configuration*, shall be consistent with the site plan submitted by Architectural Team Three with a staff receipt date of 12/27/05.
 - b. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Architectural Team Three with a staff receipt date of 12/27/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Architectural Team Three with a staff receipt date of 12/27/05, except as may be required to be in conformance with the McDowell Road Streetscape Improvement Program (See Landscape Design Stipulation #10).

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

OPEN SPACE:

Ordinance

- A. Parking space overhangs shall not be included in parking lot landscape calculations.
- B. Site walls located in required frontage open space shall not exceed 3 feet in height from top of grade.

LANDSCAPE DESIGN:

DRB Stipulations

- 10. Landscaping along the McDowell Road frontage shall be in conformance with the design requirements in the McDowell Road Streetscape Design Guidelines, to the satisfaction of the Project Coordinator.

Ordinance

- C. Exposed areas of decomposed granite shall not exceed 7 feet in any direction between plantings, to the satisfaction of final plans staff.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 11. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
- 12. The individual luminaire lamp shall not exceed 250 watts.
- 13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet, accept as indicated in Stipulation #16-d below.
- 14. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
- 15. The photometric analysis shall be revised to include all site lighting, including any additional lighting proposed for the Jiffy Lube site, to the satisfaction of final plans staff. All site lighting (Including any new lighting at the Jiffy Lube parcel to the west) shall be in conformance with these stipulations.
- 16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The pole-mounted lighting proposed along the north property line shall be no higher than 16 feet from top of grade, and shall be fitted with house-side shields a minimum of 6 inches wide to prevent excess light trespass onto the adjacent residential property.

Building Mounted Lighting:

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- f. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. A minimum 8 foot tall sound wall shall be constructed along the northerly property line. This wall shall be screened and buffered with landscape on the interior of the property to the satisfaction of the Project Coordinator.
19. There shall be a maximum of 4 service bay entrances.
20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
23. Applicant shall submit a separate application for a Land Assemblage as part of the final plans review process. Application must be approved prior to issuance of building or site improvement permits.
24. Applicant shall submit a separate application to release existing Access Easements as part of the final plans review process. Easements are no longer required once parcels are combined.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

25. The location and configuration of all site improvements, as well as parcel configuration, shall be consistent with the site plan submitted by Architectural Team Three with a staff receipt date of 12/27/05.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- D. This site qualifies for a stormwater storage waiver since it abuts the Indian Bend Wash. The existing site is paved and the new development will not increase the impervious area or delete any existing detention basins. The developer shall obtain an approved stormwater storage waiver prior to the first construction plan submittal to the City of Scottsdale One Stop Shop. There shall not be any reduction in the volume of any existing detention basin.
- E. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
McDowell Road	Major Arterial	65 ft half street (65 ft existing)	See note A	Existing	Widen the existing sidewalk to 8 feet wide. Also, see note A.
Miller Road		40 ft half street (40 ft existing)	existing	Existing	Existing

Notes:

A: The developer shall construct street improvements along the McDowell Road frontage in general conformance with the City of Scottsdale McDowell Road Streetscape Guidelines. Amenities shall include an eight foot sidewalk, landscaping and site walls.

DRB Stipulations

26. The developer shall design and construct the two driveways onto McDowell Road to be in general conformance with Standard Detail #2256 for CL-1 or 2257 for CH-1. The driveways shown on the currently proposed plans are too wide and need to conform to the standard details listed above.
27. The developer shall design and construct one driveway onto Miller Road to be in general conformance with Standard Detail #2256 for CL-1.
28. Provide min. 5-foot wide sidewalk from the site entrance of each building to the McDowell Road sidewalk.
29. Show bike parking on site.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

30. The developer shall provide a minimum parking-aisle width of 24 feet.
31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
32. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 33. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on McDowell and Miller Roads except at the approved driveway location.

34. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

REFUSE:

DRB Stipulations

35. The developer shall construct two refuse enclosures, one for each building and shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

36. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- H. Underground vault-type containers are not allowed.
- I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

38. On-site sanitary sewer shall be privately owned and maintained.
39. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- M. The developer shall construct one monitoring sewer manhole for each building, for a total of two for this development. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility.
- N. The developer shall construct two oil and grease interceptors, one for each building in this development, and they shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

40. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]